



**ARTICLE IX. DIVISION AND USE OF LAND.**

**CHAPTER 2. ZONING REGULATIONS.**

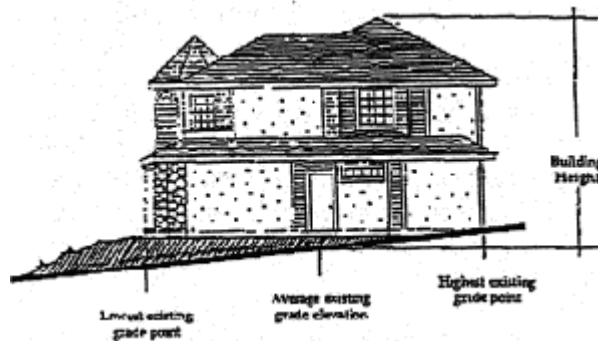
**PART 5. RESIDENTIAL ZONES.**

**DIVISION 1. R-1 15,000, 12,500, 10,000, 7,500 SECOND ONE-FAMILY ZONE**

*\* Prior ordinance history: Ords. 1221, 1238, 1336, 1382, 1406, 1457, 1498, 1566, 1619, 1658, 1696, 1824, 1881, 1897, 1899, 1904, 1919, 1920, 1925, 1927, 1934, 1936, 1965, 1986, 2005 and 2020.*

**9252.2.1. BUILDING HEIGHT**

Building height for a single-family dwelling or an accessory structure is measured from the average of the lowest and highest existing grade elevation points of that portion of the site to be covered by a building, to the highest portion of the roof (excluding chimneys) – see illustration below:



The above mentioned points of the existing grade are to be clearly shown on the grading and drainage plan that is required to be submitted with the structural plans for new single-family developments or substantial additions or alterations (Amended by Ord. 2173 adopted 2-18-03).

No dwelling shall contain more than two (2) stories nor shall any dwelling, including flagpoles, chimneys, smokestacks, architectural features and similar structures which are attached to and an integral part of the main dwelling, exceed the limit as set forth in the following table, except as may be approved by the Planning Commission or City Council (upon appeal) pursuant to the modification regulations:

**Citywide:**

<u>Lot Width</u>	<u>Maximum Building Height</u>
Less than 75 feet	25 feet
75 feet or greater	30 feet

**Village Homeowners Association Area:**

<u>Lot Width</u>	<u>Maximum Building Height</u>
Any lot width	25 feet



**Highlands Homeowners Association Area:**

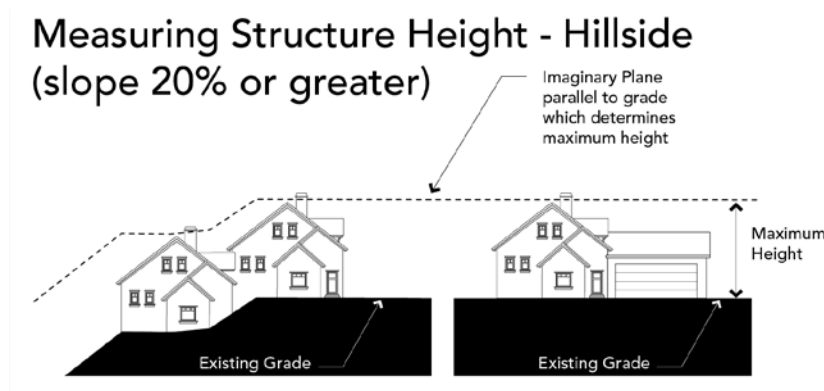
<u>Lot Width</u>	<u>Maximum Building Height</u>
Less than 75 feet	25 feet
75.01 feet to 94 feet	27 feet
94.01 feet to 114 feet	29 feet
114.01 feet or greater	30 feet

**Exceptions:**

1. Porches facing a street shall not exceed fourteen (14) feet in height as measured from the adjacent finished grade. A "porch" is defined as any covered area at a building entrance, whether it is a projecting feature with a separate cover, or a recessed area behind the building wall. For projecting porches, the height shall be measured to the uppermost point of the projecting feature, including roof ridges, railings, cornices, and other decorative features. For recessed porches, the height shall be measured to the uppermost point of the opening (Added by Ord. 2173 adopted 2-18-03; Amended by Ord. 2246, adopted 10-7-08).
2. On any one (1) lot, only one (1) wireless radio antenna and its mast or tower may have an overall maximum height of thirty-five (35) feet when attached to and an integral part of the main dwelling.
3. Chimneys, including the required spark arrestor and any decorative caps may be allowed to extend a maximum of three (3) feet above the roofline if necessary for compliance with Building Code requirements, but in no case shall a chimney be less than the minimum height required by the Building Code.

**9252.2.1.2 HILLSIDE DEVELOPMENT STANDARDS**

For sloped lots with an average slope of 20 percent or greater, the maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade, refer to the illustration below. "Existing grade" shall be established by the Director, consistent with parcels in the immediate vicinity. No dwelling shall exceed more than two (2) stories or the maximum building height based on the lot width in Sec.9252.2.1. This includes an exposed basement.



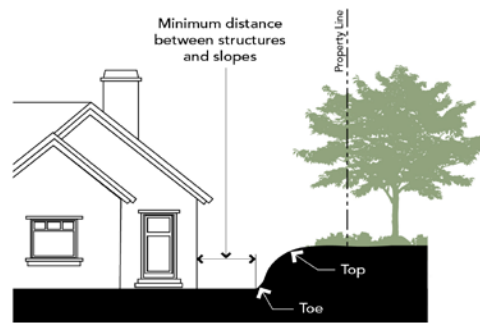
**A. Minimum Distance between Structures and Slopes**

In addition to the setback requirements that apply to the underlying zone, no building or structure shall be permitted to be erected closer to the toe or top of slopes than the following distance. For the purposes of this Section, swimming pools, spas, and fish ponds constructed on the lot shall be considered as structures.

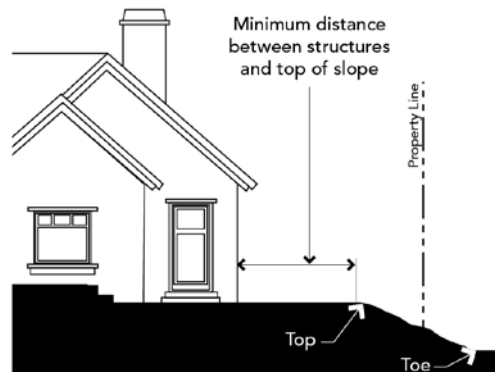


1. Between a structure and the toe of slope where the slope is between the structure and front, side, and/or rear property line(s): 5 feet

**Minimum Distance Between Structures and Slopes**

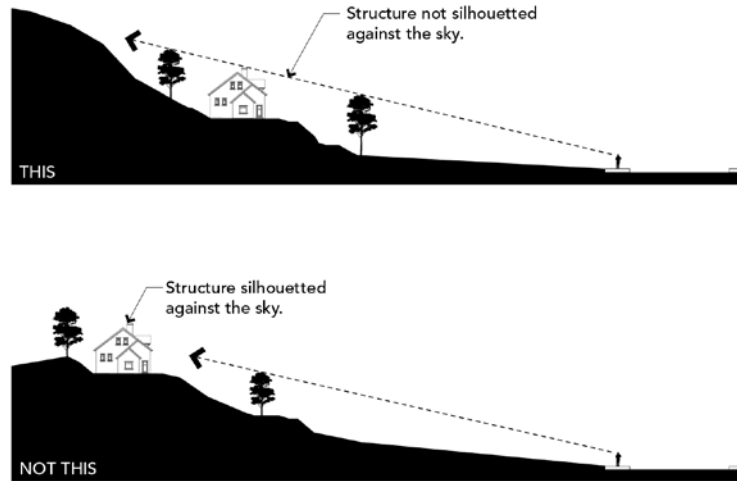


2. Between a structure and the top of slope where the slope is between the structure and front, side and/or rear property line(s): 5 feet



**B. Ridgeline Protection**

1. Placement below ridgeline - Structures shall be located so that a vertical separation of at least 30 feet is provided between the top of the structure and the top of the ridge or knoll to maintain the natural appearance of the ridge. Grading should also be avoided within 30 vertical feet of the top of a ridge or knoll. Placement of structures should also take advantage of existing vegetation for screening, and should include the installation of additional native plant materials to augment existing vegetation, where appropriate.
2. Structures shall not be placed so that they appear silhouetted against the sky when viewed from a public street, except where the Review Authority determines that the only feasible building site cannot comply with this standard.

**Residential Hilltop Line of Sight****9252.2.1.3 FLOOR AREA RATIO**

The Floor Area Ratio (FAR) shall be the numerical value shown in the following table as obtained by dividing the following by the lot size: the residential floor area of any building(s) located on the lot including the main dwelling, detached accessory structures, accessory dwelling units, all garage area except the required parking by the Municipal Code and City regulations, enclosed patios, and high volume ceilings (all interior areas above 14 feet in height). The following shall be excluded from FAR: required parking spaces (450 square feet for a two car garage and 650 square feet for a three car garage), a fourth parking space (200 square feet maximum) for a home over 5,000 square feet in size, basements, and non-enclosed covered structures such as covered patios or porches, and balconies.

Lot Size	Floor Area Ratio
<b>Non-HOA Areas north of Huntington Drive</b>	
Less than 7,500 sf	45% of lot area
7,501 – 10,000	3,375 sq ft plus 40% of lot area over 7,500 sq ft
10,001 – 15,000	4,375 sq ft plus 35% of lot area over 10,000 sq ft
15,001 – 20,000	6,125 sq ft plus 25% of lot area over 15,000 sq ft
20,001 – 30,000	7,375 sq ft plus 20% of lot area over 20,000 sq ft
30,001 +	9,375 sq ft plus 15% of lot area over 30,000 sq ft
<b>Santa Anita Village and Highland Oaks HOAs</b>	
For additional development standards and map of the Homeowners' Association (HOA) areas refer to City Council Resolution No. 6770.	
Less than 10,000 sf	35% of lot area
10,001 – 15,000	3,500 sq ft plus 25% of lot area over 10,000 sq ft
15,001 – 20,000	4,750 sq ft plus 10% of lot area over 15,000 sq ft
20,001 – 30,000	5,250 sq ft plus 10% of lot area over 20,000 sq ft
30,001 +	6,250 sq ft plus 10% of lot area over 30,000 sq ft
<b>Non-HOA Areas south of Huntington Drive</b>	
Lot Size: Less than 10,000 sf	45% of lot area
10,001 – 15,000	4,500 sq ft plus 40% of lot area over 10,000 sq ft



15,001 – 20,000	6,500 sq ft plus 30% of lot area over 15,000 sq ft
20,001 – 40,000	8,000 sq ft plus 25% of lot area over 20,000 sq ft
40,001+	13,000 sq ft plus 32% of lot area over 40,000 sq ft
Incentive for One-Story Homes	3% of the lot area in additional floor area

**9252.2.3. SIDE YARDS.**

There shall be a side yard on each side of a every building of not less than five (5) feet or ten percent (10%) of the lot width as measured at the front property line, whichever is greater. The lot width for determining the interior side yard setback shall be taken at the front lot line or at the required front yard setback line, whichever is greater. Any portion of a single story in excess of twelve (12) feet high measured from the adjacent finished grade to the top plate and/or any portion of a second story including second story architectural features and wall shall be set back not less than ten (10) feet or twenty percent (20%) of the lot width, whichever is greater.

The lot width for determining setbacks on lots with more than fifty percent (50%) frontage on a cul-de-sac terminus shall be measured at the required building setback line.

Exceptions:

1. On lots having a width of seventy-five (75) feet or greater as measured at the front property line, any portion of a gable roof and wall thereunder which does not exceed a maximum height of twenty (20) feet and which encloses a portion of the first floor living area and/or interior stairwells which has no window(s) facing the side yard shall be permitted to encroach into the above-required setback. In no event shall such encroachment be less than the required first floor setback except as may be approved pursuant to the modification regulations.
2. Fireplaces not exceeding eight (8) feet in width which do not project from the building wall more than two (2) feet and providing that there is maintained a minimum distance of five (5) feet between said fireplace and the side property line (Amended by Ord. 2173 adopted 2-18-03).

**9252.2.4. REAR YARD.**

There shall be a rear yard of not less than twenty-five (25) feet. Any two (2) story portion of a dwelling shall have a rear yard setback of not less than thirty-five (35) feet. For lots over 150 feet in depth an additional one foot of rear yard setback is required on each story for each ten (10) feet of additional lot depth beyond 150 feet.

**9252.2.6. PARKING.**

All required parking spaces shall be provided on the same site as the main dwelling unit. For each main dwelling unit that is less than 5,000 square feet and has less than five bedrooms, there shall be not less than two (2) parking spaces on the same site as the main building in an enclosed garage. For new dwellings, additions, or rebuilds that have a main dwelling unit that is or will cause 5,000 square feet or more and/or that have or will have having five (5) or more bedrooms, one (1) additional parking space shall be provided within an enclosed garage.

Each such required parking space shall be not less than ten (10) feet wide, nor less than twenty (20) feet long. All required parking spaces shall have adequate individual access and safe ingress and egress shall be provided for all parking spaces by a twenty-five (25) foot turning radius and/or a minimum of twenty-five (25) feet of clear back out space directly adjacent to said parking space or no portion of any building or structure shall encroach through a plane projected from an angle of seventy-five (75) degrees as measured from the garage door or carport opening. Each such required parking space shall be in a garage located back of the required front yard and shall be served by a driveway not less than nine (9) feet in width. All areas intended for vehicular use shall be paved with asphalt cement or concrete.



Exception: A tandem parking space may be allowed to satisfy an additional (third) required parking space, subject to the Design Review process.

On lots less than one hundred (100) feet in width there shall be no more than sixteen (16) linear feet of garage openings facing the front and/or street side yard areas. On lots one hundred (100) feet or greater in width there shall be no more than twenty-four (24) linear feet of garage openings facing the front and/or street side yard areas.

Below grade or subterranean parking spaces shall not be permitted.

Exception:

The Planning Commission or the City Council (upon appeal) pursuant to the modification regulations may grant a modification to allow below grade or subterranean parking space(s). This exception is subject to the condition that not more than one (1) story shall be permitted directly above said parking with its height not exceeding the applicable regulation when measured from the finished floor level of the garage.

### 9252.2.9-RESERVED BASEMENTS

1. Basements shall not extend beyond the external walls of the structure above the basement.
2. On any lot, the minimum setback to the basement wall is 10 feet from any property line.
3. Light wells for basements and exterior stairways to basements are permitted to the extent necessary to comply with Building and Fire Codes, and must maintain a minimum of 5'-0" clearances from the light wells and/or exterior stairways to any property lines.

### 9252.2.13.1. ~~MOTOR VEHICLE LIMITATIONS-REQUIREMENTS.~~

~~No more than four (4) motor vehicles shall be parked in the open, that is in a manner whereby the vehicles are visible from the adjacent public rights of way, on any single family residential lot for more than five (5) consecutive days.~~

~~The term "motor vehicles" as used in these Sections shall not include the following vehicles: trucks one (1) ton or larger, registered commercial vehicles, motorcycles, motorbikes, buses, motorhomes, recreational vehicles, trailers, boats and housecars.~~